

**DIVISION of Facilities Management
and Property Services**

Ashlie Lancaster, Director
1200 Senate Street, Sixth Floor
Columbia, SC 29201
803.737-3880
803.737.0592 Fax

November 23, 2020

Dear Property Owner or Agent:

The State of South Carolina is seeking office space in Florence County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria.

All proposals must be received by the Department of Administration, Real Property Services on or before **4:00 PM, December 9, 2020**.

The agency and Real Property Services will determine which proposals best suit the agency's needs. After the deadline, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.

All inquiries regarding this lease solicitation should be directed to Real Property Services via e-mail at rps@admin.sc.gov.

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and S.C. Code of Regulations, §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: https://admin.sc.gov/real_property/forms.

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR
SOUTH CAROLINA LAW ENFORCEMENT DIVISION
OFFICE/STORAGE SPACE IN FLORENCE COUNTY**

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to Real Property Services. Prior to lease negotiation, Landlord must provide a list of all partners or members where Landlord is an LLC or partnership (to include all tiers so that individuals are named). Leases that must be approved by the State Fiscal Accountability Authority also require Private Participant Disclosure forms to be completed by the Lessor (copies available upon request).

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals, the responsiveness of the proposals to the stated requirements, and the space efficiency of proposed floor plans submitted; therefore, best proposals should be submitted initially.

LEASE CRITERIA – SC Law Enforcement Division

- Location: FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA, prefer to be located near interstate exchanges and the Florence County Courthouse and Federal Building.
- Expected occupancy date: September 1, 2021
- Total space needed is approximately 5,640 rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal and include the common area factor (%).
- Ideal set up should include, but is not limited to:
 - 1 private office for professional staff of approximately 180 square feet
 - 6 private offices for professional staff of approximately 120 square feet each
 - Space to accommodate 20 employees in workstations (workstations to be provided by Landlord) of approximately 48 square feet each
 - 1 medium reception lobby of approximately 100 square feet to accommodate seating for 4-6 people at a time
 - 1 small break room of approximately 120 square feet to accommodate seating for 4 people at a time
 - 1 copy/print/supply room (including room for dedicated floor mounted printer and storage) of approximately 120 square feet
 - 1 LAN room with floor mounted racks of approximately 100 square feet with separate HVAC system or separate thermostat for temperature control and backup power
 - 1 medium secure evidence storage room of approximately 150 square feet, which is temperature and humidity controlled, and has fire rated walls to deck, and doors



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- 1 medium conference room of approximately 250 square feet to accommodate seating for 6-8 people at a time
 - 3 small conference rooms of approximately 120 square feet each to accommodate seating for 2-4 people at a time
 - 1 open file room of approximately 500 square feet
- K-9 dogs will occasionally be on site.
- Firearms and ammunition will be on site.
- Operation of facility is 24/7/365 and will require heating or air conditioning 24/7/365.
- Space must be ADA compliant. Landlord is responsible for all costs associated with ADA compliance.
- Cabling must be certified to CAT-6 standards, with all terminations by the Landlord. All internet connections, phone/data connections, electrical and other outlets to be provided by the Landlord throughout the space as specified by Agency, with voice and secure data connectivity.
- 19 parking spaces are desired. State availability of reserved parking spaces.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 5 and 7-year terms.
- Proposals that require reimbursement of tenant improvement costs upon an early termination are not preferred and may be eliminated from consideration.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, janitorial services and supplies, grounds maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all building and site improvements. Janitorial services shall be performed using SC Department of Health and Environmental Control guidelines and approved US Environmental Protection Agency registered antimicrobial products for the protection of tenant and visitors (to the extent possible) against the virus referred to as COVID-19.
- Proposals that require the pass-through of any increases in operating expenses above the amount included in the rent rate are not preferred and may be eliminated from consideration.

MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: https://admin.sc.gov/real_property/forms or can be provided upon request.**
- Property must be barrier free, hazard free and smoke free.
- Property must meet zoning requirements for proposed use.
- Economical and efficient space utilization.

PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Real Property Services by **4:00 PM, December 9, 2020.**
- All proposals must be in writing and may be submitted by e-mail. (It is agent's responsibility to ensure receipt).





Henry McMaster, *Governor*
Marcia S. Adams, *Executive Director*

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- Proposals should specify floor usable and rentable square feet (if applicable) and must be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Please attach a proposed floor plan.

CONTACT INFORMATION

All information and questions should be directed to Real Property Services – no direct contact can be made with SC Law Enforcement Division. Direct contact can be cause for automatic disqualification.

RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
PHONE: 803-737-0644 or 803-737-1617
EMAIL: rps@admin.sc.gov

